

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:30 p.m. on September 25, 2007 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Michael W. Hutson
Mary Kerwin
Lawrence Littman
Robert M. Schultz
Thomas Strat
John J. Tagle
Mark J. Vleck
Wayne Wright

Absent:

Kathleen Troshynski

Also Present:

Mark F. Miller, Planning Director
Susan Lancaster, Assistant City Attorney
Brian Murphy, Assistant City Manager/Economic Development Services
Zak Branigan, Carlisle/Wortman Associates, Inc.
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2007-09-147

Moved by: Wright
Seconded by: Tagle

RESOLVED, To approve the Agenda as printed.

Yes: All present (8)
Absent: Troshynski

MOTION CARRIED

Resolution # PC-2007-09-148

Moved by: Littman
Seconded by: Wright

RESOLVED, That Member Troshynski is excused from attendance at this meeting for personal reasons.

Yes: All present (8)
Absent: Troshynski

MOTION CARRIED

3. MINUTES

Resolution # PC-2007-09-149

Moved by: Littman
Seconded by: Wright

RESOLVED, To approve the minutes of the September 11, 2007 Regular meeting as distributed.

Yes: All present (8)
Absent: Troshynski

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Wright gave a brief report on the September 18, 2007 Board of Zoning Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller gave a brief report on the September 19, 2007 Downtown Development Authority meeting.

7. PLANNING AND ZONING REPORT

Mr. Miller reported on City Council action taken at their September 10 and September 17, 2007 meetings. He also addressed the Special City Council meeting held on September 24, 2007 to discuss the proposed Planned Unit Development (PUD #9), The Pavilions.

SITE PLAN

8. SITE PLAN REVIEW (SP 943) – Proposed LTU Solar Decathlon House at Troy Community Center, West side of Livernois, South side of Troy Center (3179 Livernois), Section 21, Zoned C-F (Community Facilities) District

Mr. Miller presented a summary of the Planning Department report on the proposed site plan, and reported it is the recommendation of City Management to approve the

site plan as submitted. Mr. Miller acknowledged representatives from the City, the Chamber of Commerce and Lawrence Technological University (LTU) in the audience.

Brian Murphy, Assistant City Manager/Economic Development Services, introduced the proposed solar house as a great opportunity for the City. He addressed its ultimate use, and its attraction and promotion of green development to residential and business communities. Mr. Murphy thanked all involved to bring the project to the City of Troy.

The petitioner, Michelle Hodges of the Chamber of Commerce, asked support from the Commission to approve the site plan. She said the project is a success story for all involved and addressed the importance of green development. Ms. Hodges talked about the passion she personally witnessed from the LTU students who worked on the project. She thanked everyone involved with the project.

Philip Plowright, Assistant Professor, College of Architecture and Design, Lawrence Technological University, 21000 W. Ten Mile Road, Southfield, spoke highly of the LTU students who developed the solar house as an exhibit to alternative energy for the average homeowner. He identified features of the house, specifically the AC/DC electrical system. Mr. Plowright addressed a two-year study, funded by DTE, which would record data from the house and post the data on a webpage.

Joseph Veryser, Associate Dean, College of Architecture and Design, Lawrence Technological University, 21000 W. Ten Mile Road, Southfield, addressed the opportunity for green development to go beyond the solar house, and the educational curve the solar house would bring to the community.

John Eckstein of John Tagle Associates, Inc., 5455 Corporate Drive, Troy, addressed the solar house foundation.

Discussed were:

- Uses; educational laboratory, meeting space, children summer camps.
- Exterior signage.
- Informational brochures.
- LEED membership (City).
- Zoning Ordinance compliance.
- Parks and Recreation Department in charge of operation.
- Sustainable material used in the house.
- Future use; easily disassembled.
- Solar Decathlon 2007 competition.
- Public-private partnership.
- Assistance by LTU students with exhibits.
- Fundraising campaigns.

Resolution # PC-2007-09-150

Moved by: Tagle
Seconded by: Strat

RESOLVED, All site plans for the development of public property within the C-F District are subject to the review and recommendation of the Planning Commission and to final review and approval or denial by City Council, as per Section 18.80.00(B) of the City of Troy Zoning Ordinance.

NOW THEREFORE BE IT RESOLVED, That the Planning Commission recommends that Preliminary Site Plan Approval for the proposed Solar House at the Troy Community Center, located south of Troy Center Drive, west of Livernois, located in Section 21, on approximately 33 acres in area, within the C-F zoning district, be granted.

Yes: All present (8)
Absent: Troshynski

MOTION CARRIED

Chair Schultz requested a recess at 8:10 p.m.

The meeting reconvened at 8:17 p.m.

STUDY ITEM

9. CITY OF TROY MASTER PLAN – Discussion with representatives of Carlisle/Wortman Associates, Inc.

Zak Branigan of Carlisle Wortman Associates, Inc. presented the following draft chapters of the Master Plan. Bullets denote comments and notations for text revisions.

Chapters 6 - Infrastructure and Services: The Assets of the Community

- Make mention of solar house in chapter.
- Encourage storm water management for both commercial and residential.
- Re-order / re-number chapters (Chapter 8 before Chapter 7).
- Stress “infrastructure” in title.

Chapter 8 – Green City: Responsibility to Natural and Energy Resources

- Add solar house to chapter.
- Discussed wetlands survey completed by Carlisle Wortman Associates, Inc.
- List *all* redevelopments in City.
- Bulk up green sections; include outside projects that complement City, add Sanctuary Lakes Golf Course, “bump-out” Kresge Foundation; more examples of storm water management, add photographs of green methods.
- Create development incentives (a challenge); research Boston and Chicago.
- Diversify paragraph(s) on flex fuel, alternate fuels, natural gas.
- Revise sentence on page 1 to make it positive (“Environmental considerations do not necessarily threaten economic development”).

Chapter 7 – People: The Changing Face of Housing Demand

- Variety of housing for aging, first-time buyers, and work force.
- Punch up language on loft-style homes.
- Strategize on M-1 zoning district / Maple Road.
- Create housing inventory that identifies existing home styles (colonial, ranch, townhouse, tri-level, quad-level, rental, condos) and values.

OTHER ITEMS10. **PUBLIC COMMENTS** – Items on Current Agenda

There was no one present who wished to speak.

11. **PLANNING COMMISSION COMMENTS**

Ms. Kerwin shared her experience of a mock planning commission meeting conducted by the Institute of Continuing Legal Education, and encouraged members to attend seminars offered by the organization. Ms. Kerwin asked Ms. Lancaster to address the Open Meetings Act.

Ms. Lancaster briefly addressed the Open Meetings Act and impropriety. She revealed that email messages are now discoverable evidence that can be used in court cases.

Mr. Strat shared his experience of an AIA municipal planning conference he attended. The conference covered working with municipalities and how municipalities joint venture with the private sector. Mr. Strat offered reading material published by the State titled *Active Michigan Communities*.

Mr. Hutson addressed the addition of the proposed solar house site plan on tonight’s agenda.

Mr. Miller briefly reviewed what to expect at the next study meeting that is dedicated to the Big Beaver Development Code.

Mr. Branigan spoke optimistically on tonight's meeting and the Master Plan text.

Chair Schultz apologized to the members if they were surprised by the addition of the proposed solar house site plan on tonight's agenda.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 10:12 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

Kathy L. Czarnecki, Recording Secretary

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